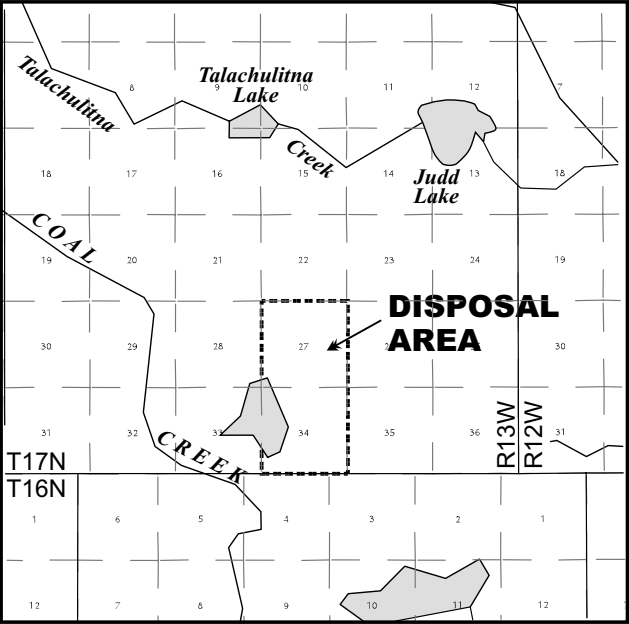


Map 24 - High Mountain Lakes ASLS 80-154

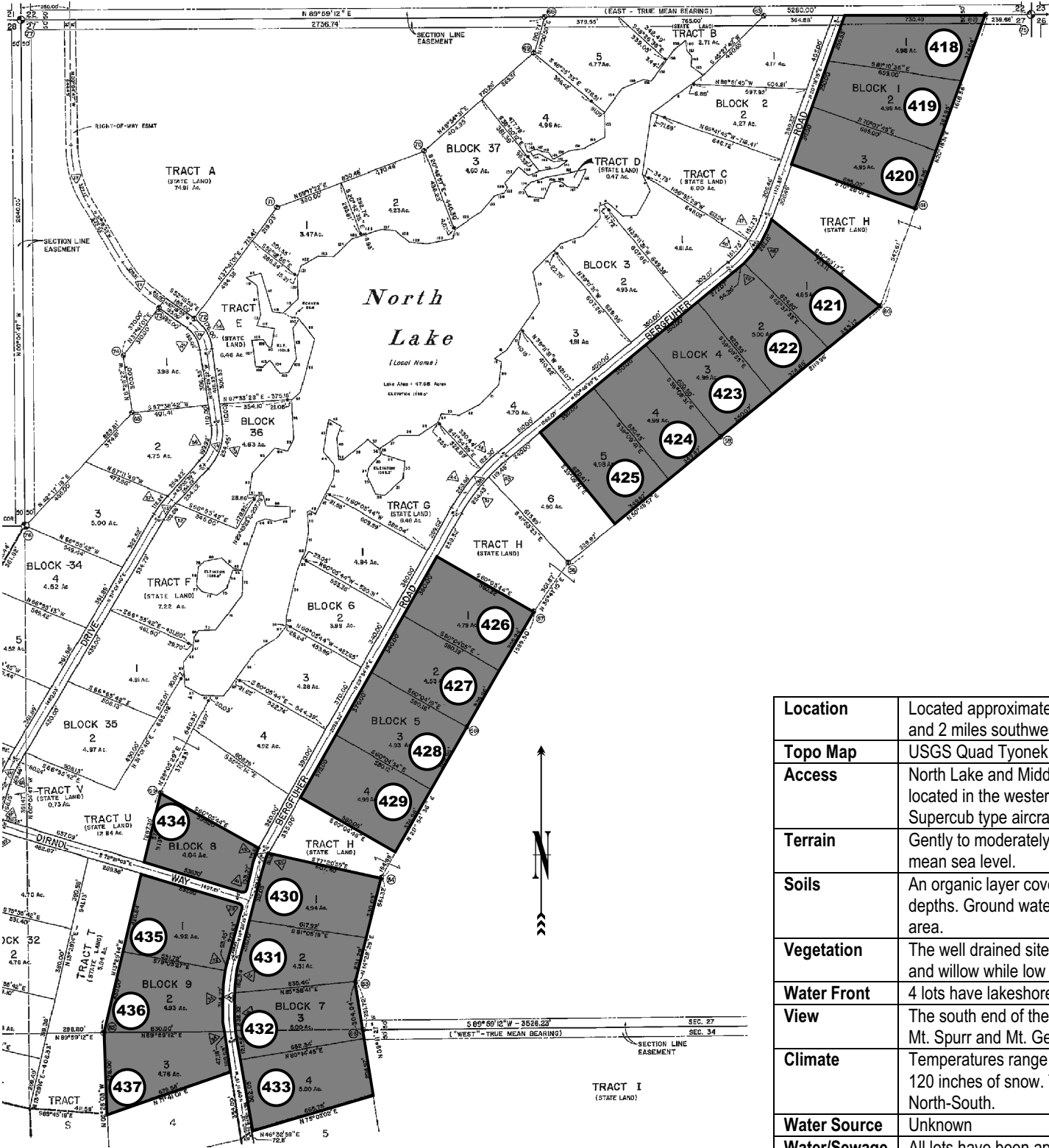
Sec. 27, 34



USGS Quad Tyonek C-5, Alaska

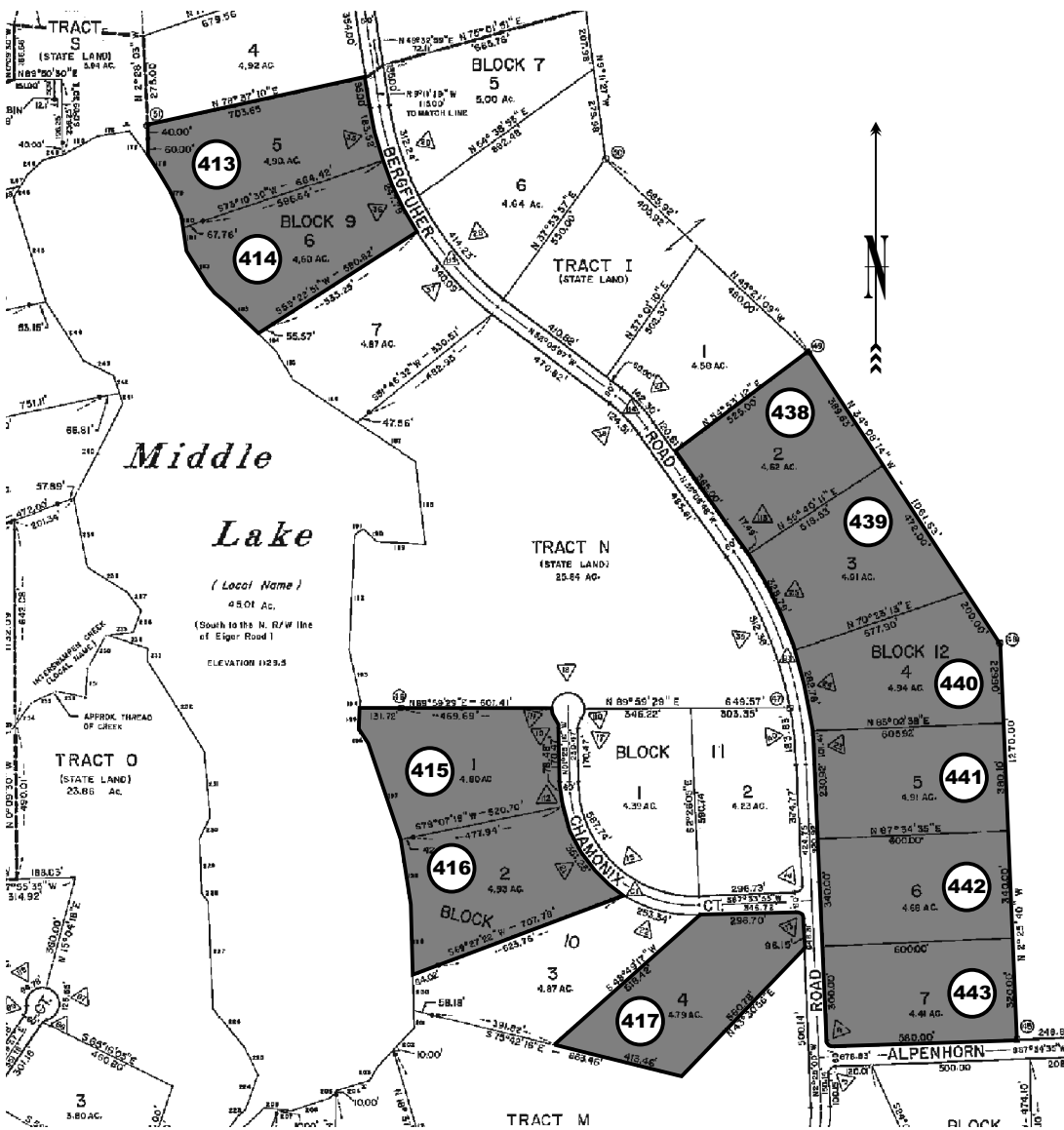
Vicinity Map

Township 17 North, Range 13 West,
Sec. 27, 34
Seward Meridian, Alaska



Location	Located approximately 65 miles northwest of Anchorage, six miles north of Beluga Lake and 2 miles southwest of Judd Lake.
Topo Map	USGS Quad Tyonek C-5
Access	North Lake and Middle Lake can be accessed by floatplane while the two smaller lakes located in the western and southeastern portions of the project can be recommended for Supercub type aircraft only.
Terrain	Gently to moderately steep slopes with elevation between 1,000 to 2,000 feet above mean sea level.
Soils	An organic layer covers 2 to 3 feet of wind blown silt with sand and gravel at greater depths. Ground water is present at a 5' minimum depth throughout the majority of the area.
Vegetation	The well drained sites consist of a mixed forest of alder, birch, cottonwood, white spruce and willow while low lying areas primarily consist of low brush and grassy bogs.
Water Front	4 lots have lakeshore frontage.
View	The south end of the project has spectacular views of the Alaska Range, specifically of Mt. Spurr and Mt. Gerdine to the southwest.
Climate	Temperatures range from 5 to 70 degrees F with annual precipitation of 30 inches and 120 inches of snow. The site has good southern solar exposure as the valley is oriented North-South.
Water Source	Unknown
Water/Sewage Disposal	All lots have been approved by the Division of Environmental Conservation for non-water carried type sewage disposal systems, (i.e. pit privies, chemical humus, incendiary, etc.) No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of DEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-154.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowner's Association created to govern said subdivision. Covenants are recorded in Book 588, Page 954-958, Date 4-21-81, Anchorage Recording District.
Other	Located within the Susitna Area Plan. It should be noted there is a reasonable amount of beaver activity, which may have a direct impact on the water tables of various lakes within the project areas.

Sec. 34



Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
413	210319	S017N013W34	ASLS 80-154	5	9	4.900	\$9,600.00
414	210320	S017N013W34	ASLS 80-154	6	9	4.800	\$9,400.00
415	210322	S017N013W34	ASLS 80-154	1	10	4.800	\$9,400.00
416	210323	S017N013W34	ASLS 80-154	2	10	4.930	\$9,600.00
417	210325	S017N013W34	ASLS 80-154	4	10	4.790	\$3,600.00
418	210574	S017N013W27	ASLS 80-154	1	1	4.980	\$3,700.00
419	210575	S017N013W27	ASLS 80-154	2	1	4.980	\$3,700.00
420	210576	S017N013W27	ASLS 80-154	3	1	4.950	\$3,700.00
421	210577	S017N013W27	ASLS 80-154	1	4	4.850	\$3,600.00
422	210578	S017N013W27	ASLS 80-154	2	4	5.000	\$3,800.00
423	210579	S017N013W27	ASLS 80-154	3	4	4.990	\$3,700.00
424	210580	S017N013W27	ASLS 80-154	4	4	4.990	\$3,700.00
425	210581	S017N013W27	ASLS 80-154	5	4	4.980	\$3,700.00
426	210583	S017N013W27	ASLS 80-154	1	5	4.790	\$3,600.00
427	210584	S017N013W27	ASLS 80-154	2	5	4.530	\$3,400.00
428	210585	S017N013W27	ASLS 80-154	3	5	4.930	\$3,700.00
429	210586	S017N013W27	ASLS 80-154	4	5	4.990	\$3,700.00
430	210587	S017N013W27	ASLS 80-154	1	7	4.940	\$3,700.00
431	210588	S017N013W27	ASLS 80-154	2	7	4.310	\$3,200.00
432	210589	S017N013W27, 34	ASLS 80-154	3	7	5.000	\$3,800.00
433	210590	S017N013W34	ASLS 80-154	4	7	5.000	\$3,800.00
434	210593	S017N013W27	ASLS 80-154	1	8	4.040	\$3,000.00
435	210594	S017N013W27	ASLS 80-154	1	9	4.920	\$3,700.00
436	210595	S017N013W27	ASLS 80-154	2	9	4.930	\$3,700.00
437	210596	S017N013W34	ASLS 80-154	3	9	4.760	\$3,600.00
438	210600	S017N013W34	ASLS 80-154	2	12	4.620	\$3,500.00
439	210601	S017N013W34	ASLS 80-154	3	12	4.910	\$3,700.00
440	210602	S017N013W34	ASLS 80-154	4	12	4.940	\$3,700.00
441	210603	S017N013W34	ASLS 80-154	5	12	4.910	\$3,700.00
442	210604	S017N013W34	ASLS 80-154	6	12	4.680	\$3,500.00
443	210605	S017N013W34	ASLS 80-154	7	12	4.410	\$3,300.00

Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN'S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
"X" Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veteran's Discount Rate	x	0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd.	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre